

GLENWOOD CRESCENT ASSOCIATION

Riverside Owners
"Appeal for Compensation"

to

A Special Committee of the City Council

**(Appointed by Mayor Coulter to give
consideration to the properties on the
West side of Glenwood Crescent.)**

By a Sub-Committee of Home Owners

November, 1950.

CONTENTS

	Page
Summary	2
SECTION "A"—River Bank Should be Taken over By the City Council	3
SECTION "B"—Dike Spoils Beautiful Street	5
SECTION "C"—They are People	5
SECTION "D"—Riverside Home Owners Must Have Equal Treatment	5
SECTION "E"—Government Can Own Houses	6
SECTION "F"—The Dike on the Street Has Done the Damage	7
SECTION "G"—The 45 Homes are Situated Adversely	7
SECTION "H"—Justice For All From All	8

Committee: Representing Glenwood Crescent Association

H. Darling	J. G. Fraser
I. J. Dreman	R. J. Johns

GLENWOOD CRESCENT ASSOCIATION

River Side Home Owners "Appeal for Compensation" to A Special Committee of the City Council

SUMMARY

The detailed sections which follow this summary elucidate the factors which comprise the basic ideas of this appeal. The 45 homes on the river side of the dike located on the former street of Glenwood Crescent are being isolated from standard community conditions. The presence of the dike in front of these homes has created this situation. These houses will constitute the first line of defense should the Red River overflow its banks again as it did in 1950. The dike will resist the spread of the river East and consequently these houses will be in deeper water because of the existence of this man-made dike.

The potential flood threat to these 45 homes has rendered them unsaleable, unprotected by flood insurance, unusable during a flood, and unfavourably located for special dike construction. These factors alone determine that compensation should be paid to these home owners. These 45 home owners are of one mind in concluding that when it was decided to construct the dike in front of these homes, simultaneously with this decision the river side property should have been considered as an integral part of the Dike Project and the properties purchased.

The validity of this claim is tempered with the practice of good human and community relations. While we recognize that this claim constitutes a difficult situation for everyone, we nevertheless think that the remedy can be found in determining and paying fair compensation for this changed status of our homes.

Since the Dominion and Provincial governments are directly involved in locating the dike on the street, it seems to us a reasonable request to make to ask them to participate jointly in helping to provide funds for compensation. In our desire to co-operate fully in seeking a solution, we wish to suggest once again that the river bank should be taken over by the City Council for the creation of a Glenwood Crescent Park. To make this possible we contend that the following would be a practical approach:

- (1) Subdivide the property in Elmwood Park, East of the dike, for residential purposes.
- (2) Transfer houses located on the river side of Glenwood Crescent to the Elmwood Park location.
- (3) Raise and beautify the river bank property and designate this area as Glenwood Crescent Park.

This enterprise should win the approval of all residents in Glenwood Place and Elmwood. In fact, such a step would attract attention and win the admiration of all community spirited citizens. This project would raise the residential status of Glenwood Place and Elmwood. Winnipeg City Council should seek assistance from the senior governments for the suggested project, because it has the inherent qualities of helpfulness, creativity, and progress. To achieve this objective in its entirety, the collective support of the Winnipeg City Council, Provincial and Dominion Governments is, in our opinion indispensable.

SECTION "A"

Section D. (1) of the brief presented to the City Council on September 22, 1950, provides the basis for Section "A" of the "Appeal for Compensation." It reads as follows:

"If the City Council should have to approve of the plan to erect a Dike on the Glenwood Crescent street, this would be tantamount to taking over all property bounded by the street and the river in this area; therefore on any basis of business management it should purchase the whole property including the houses."

Reasons in support of this argument are numerous—however, the following will throw some light on the validity of this contention.

- (1) The 45 homes have been **isolated** in the interest of the over all diking plan for Winnipeg.
- (2) This **isolation** carries with it a definite lack of flood protection which residents east of the Dike will share and enjoy.
- (3) The Diking Plan determined that the construction had to be done on the street property, therefore automatically separating the 45 homes from the living conditions for which the dike is being constructed.

- (4) Since the street property was chosen for the dike and the 45 houses had to be left without protection, the property and houses on the river side of the dike should become an integral part of the Diking Project.
- (5) The dike is located on the street in the interests of Winnipeg as a whole, consequently the "Moral Rights" reflected in the "Appeal for Compensation" of the 45 home owners evolve from this radically changed community status.
- (6) The 45 home owners know that the presence of the Dike in front of their homes excludes them from the community advantages enjoyed previously.
- (7) The location of the dike in front instead of at the rear of the homes has designated the properties affected as belonging to a doomed area economically.
- (8) The 45 home owners think that they deserve as regular citizens to be treated normally and to enjoy this attention they must be re-established outside of the doomed area which has lost its former residential status by the presence of the dike in front of their homes.
- (9) Before the decision to locate the dike on the street was made, these home owners worked enthusiastically, spending time and capital outlays to restore and even improve living conditions in and around their homes — a significant indication that they were striving for normal living conditions. The presence of the dike in front of their homes has changed this attitude completely.
- (10) Home owners who have had from 25 to 35 years' residential qualifications on the river side of the dike have contributed an endless list of constructive and creative efforts in establishing what was "Glenwood Crescent — the Beautiful Street." This long period of practicing good citizenship habits and attitudes to strengthen and enrich the community must not be forgotten when the "Appeal for Compensation" is being considered.

SECTION "B"

DIKE SPOILS BEAUTIFUL STREET

Glenwood Crescent no longer rates favourably as a beautiful street—the trees are a memory only, the boulevards and sidewalks are absent, the beauty of the winding turns is destroyed, the ornamental lamps are gone, the satisfying feeling created by the combination of beauty and utility can be remembered as "only yesterday it was different." Today we have in the process of development a substitution for the beautiful street of yesterday—a low-grade combination of utility factors from which the dike plan offers no relief.

SECTION "C"

THEY ARE PEOPLE

This "Appeal for Compensation" is being made by a group of citizens whose occupational contributions to the community are extremely diversified—they represent business, industry, craft, semi-skilled, professional, and miscellaneous workers. Their economic status varies almost as greatly as their occupational status. The widow, the retired—sheltered as he thought during the evening of his life, in his own home—the bread winner with meagre earnings, and the small group having more favourable income status, live on the river side of the dike. They are all present and expect from their representatives in public bodies that justice will prevail when the final decision involving their homes is made.

SECTION "D"

RIVERSIDE HOME OWNERS MUST HAVE EQUAL TREATMENT

There are five excellent reasons why river side home owners **must** have equality of citizenship treatment:

- (1) The river side home owners of Glenwood Crescent are carrying full citizenship responsibilities in Winnipeg — no other group of its size can do more.
- (2) Taxes collected from home owners in all parts of the city of Winnipeg are being used to give flood protection to Glenwood Crescent residents on the East side of the dike and by the same token river side home owners must receive appropriate

financial assistance as an integral part of the population of Winnipeg.

- (3) River side home owners are required to make exceptional sacrifices to give flood protection to citizens East of the dike, therefore they should be compensated for this sacrifice.
- (4) The overall Diking Plan determined that the river side home owners had to be left on the wrong side of the dike to secure community protection, but this decision must not deprive 45 home owners from receiving adequate and fair compensation for this sacrifice.
- (5) That property values on the river bank were depreciated after the 1950 flood, some people may argue, but the same could be said about houses on the East side of the Dike. It must be noted however that taxes collected from all citizens are being spent to give dike protection to the latter group which will ultimately improve property values. To administer equal treatment to all citizens, the 45 home owners must receive financial assistance in order to be re-established in homes receiving full community privileges.

SECTION "E"

GOVERNMENT CAN OWN HOUSES

With regard to ownership of property, it has been contended that various types of Governments find it impossible to own property. Let us cite the case of the Central Mortgage and Housing Corporation which is a Crown Company set up, owned, operated and controlled by the Dominion Government for the purpose of facilitating mortgages and in some cases titles to property under what was formerly known as the National Housing Act.

If a Corporation of this kind can be set up for real estate in one sphere, it is logical to assume that another Corporation or Branch of the present one could be set up to purchase all of the homes behind the dike by owning and renting these homes, the same as is done with Wartime Housing and more recently with Peace time Housing. This Corporation could in time liquidate what at the outset would look like a permanent outlay of a substantial amount of money.

The advantage of this set up would be that the present owners would be reimbursed for the entire value of their homes and many would no doubt elect to become tenants; if not, other tenants could quite easily be found and over a period of time the amount paid out by the Government would eventually be liquidated. At that time they could continue the proposition as a permanent investment or could have the homes removed and the riverside permanently beautified.

SECTION "F"

THE DIKE ON THE STREET HAS DONE THE DAMAGE

Whatever may be said to the contrary, the presence of the dike on the former street of Glenwood Crescent has done the permanent damage to the 45 homes. The 1950 flood came and is gone. Its memory is being perpetuated by the presence of the dike in its present location. Another spring without a flood and people would, under normal conditions, once more regain confidence in the district. To those of us who have lived there 25 years or more, the dike in front of our homes constitutes the real enemy. We are told the long term diking plan will, in five years, correct the flood danger. But this reform will not benefit the river side homes because the dike has already created a new environment in the district. No longer can a first-class residential area be a reality—it is a memory only. The dike on its present location has done the real damage to the property values, and to the home life of the people affected. Anyone trying to estimate the damage done should come face to face with the stark fact that by one stroke of authority the life savings of many home owners have been completely destroyed—fair compensation is the only way to solve this community problem.

SECTION "G"

THE 45 HOMES ARE SITUATED ADVERSELY

In another flood situation the following four points will be operative:

- (1) Home owners will be without flood insurance
- (2) Household belongings will have to be put in storage.
- (3) Home owners will be compelled to seek shelter on the other side of the dike.
- (4) The houses will be damaged by water and more water will rise to higher levels in the homes than would be the case if the dike was not constructed.

The question that arises immediately from the contents of this section of our "Appeal for Compensation" is,— "Is it good citizenship practice to ask these home owners to carry this financial responsibility?"

SECTION "H"

Justice For All From All

Section E. 3 — "Justice for All" which was read carefully to Mayor Coulter and members of the Council on September 22nd, is included herewith because of its appropriateness to satisfy in part at least our "Appeal for Compensation" — Section E. 3 reads:

"If the final decision, although objectionable to us, should locate the Dike on the street of Glenwood Crescent, less than justice will be done to the home owners, if compensation is not based on complete replacement value of their houses—the "Homes" as such, if disturbed by the presence of the Dike, can never be replaced with any sum of money—the houses can be, but the residents who participated in creating their homes, paying for the street, street lamps and boulevards, etc., are sure that in the event of being compelled to adjust themselves to the new situation, will be making, in the interests of Winnipeg as a whole, enough sacrifices without having to be subjected to any financial embarrassment. Therefore compensation must be determined by the formula of complete replacement value of the houses affected.

This "Appeal" is characterized by the factor of Human Relations. Justice for all from all is not too expensive. In fact, in all our discussions, as numerous as they have been, one paramount thought has emerged — it is one of great concern lest the final decision dealing with our present predicament could not be defended everywhere. Winnipeg during and since the 1950 flood has occupied the attention of citizens near and far. In reaching a decision regarding the disposition of the 45 homes isolated on the wrong side of the dike on Glenwood Crescent, it is our sincere hope that the City Council will be quoted near and far as having completed a difficult task with dignity, efficiency and fair play. This means that justice must prevail for all from all.

177

177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000